70 Collier Street
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City of Barrie

Final - Final
Affordability Committee

Wednesday, May 8, 2024 | **6:00 PM** | **Council Chambers/Virtual Meeting**

AFFORDABILITY COMMITTEE REPORT
For consideration by General Committee on May 29, 2024

The meeting was called to order by Chair, Councillor C. Nixon 6:13 p.m. The following were in attendance for the meeting:

Present: 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Nixon
Councillor, J. Harris

ALSO PRESENT:
Councillor, C. Riepma
Councillor, AM. Kungl
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales
Councillor, B. Hamilton

STAFF:
Chief Building Official, P. Evans
Chief Financial Officer, C. Millar
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Legal Services, I. Peters
Executive Director of Development Services, M. Banfield
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, D. Glenn
Service Desk Coordinator, K. Kovacs

The Affordability Committee met and reports as follows:

SECTION "A"

1.1 APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND RED-LINE REVISION TO DRAFT PLAN OF SUBDIVISION - 750 LOCKHART ROAD (WARD 10) (FILE: D30-005-2024)

Alyssa Woods of KLM Planning advised the purpose of the Public Meeting is to review the applications for a Zoning By-law Amendment and Red-line Revision to a Draft Plan of Subdivision submitted by KLM Planning Partners Inc., on behalf of Ballymore Building (Barrie) Corporation, for the lands known municipally as 750 Lockhart Road, Barrie.

Ms. Woods discussed slides concerning the following topics:

- Location of proposed development and surrounding uses;
- Development in context with the Existing Policy - 2023 Official Plan;
- Development in context with the Existing Policy - Zoning By-Law 2009-141;
- Proposed Draft Plan of Subdivision Red-line Revision;
- Proposed Townhouse Lotting;
- Proposed Zoning By-Law Amendment;
- Proposed Townhouse Renderings; and
- Proposed Mid-Rise Rendering.

Andrew Gameiro, Senior Planner, provided an update concerning the status of the application. He advised that staff are currently reviewing the primary planning and land use matters. Mr. Gameiro discussed the anticipated timelines for the staff report regarding the proposed application.

No questions were asked.

No verbal comments were provided by members of the public.

1.2 PROPOSED COMMUNITY IMPROVEMENT PLAN IN ACCORDANCE WITH THE CITY OF BARRIE OFFICIAL PLAN, AS AMENDED

The purpose of the Public Meeting is to review the proposed Community Improvement Plan (CIP) to encourage rapid investment in new housing units by providing financial incentives to facilitate the development of much needed housing supply, with an emphasis on affordable housing, within the City of Barrie.

Michelle Banfield, Executive Director of Development Services and Shelby White, Senior Planner with the City of Barrie provided a presentation discussing the following slides:

- Public Meeting Overview and purpose;
- Background information on CIP;
- Legislative Framework regarding CIP;
- Proposed Housing CIP Overview;
- Proposed CIP Programs: Financial Incentives;
- Proposed CIP Programs: Additional CIP Programs;
- Implementation Considerations; and
- Next Steps in the process.

No questions were asked of Ms. Banfield or Ms. White.

Verbal Comments

1. Kory Chisholm, Partner of MHBC Planning and Greg Jones, President of SkyDev provided a presentation discussing the following slides:

    - Location of proposed development;
    - Architectural Renderings of proposed development;
    - Project Highlights; and
    - Comments related to the proposed CIP

Mr. Jones reiterated to the committee that the CIP is an opportunity to attract development investors and to bolster non-reserve fund incentives and make them automatic.

No questions were asked of Mr. Chisholm or Mr. Jones.

2. **Kathy Downes, representative from Camphill Foundation** provided background on the foundation that they are an organization that provides assisted housing, social housing, and supportive housing. Ms. Downes advised that currently her group is proposing to rebuild a bungalow located at 42 Park Street for two people who require housing supports and is looking forward to the CIP program, Ms. Downes said that she felt that the one missing component is the

cumbersome wait times for permits processing, zoning, and planning.

3. Noreen MacDonald, 59 College Crescent stated that she is delighted that there is an incentive and asked that the City of Barrie when thinking about affordability that they focus on non-profit organizations, co-ops, and any projects that we have lost ground on. Ms. MacDonald thanked members of the committee for letting her speak.

The Affordability Committee met and reports as follows:

SECTION "B"

6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED APRIL 30, 2024

Chair, Councillor Harris advised that the full Committee Report will be presented to the May 29, 2024, Affordability Committee.

The Affordability Committee met and recommends adoption of the following recommendation(s):

SECTION "C"

2024 DOORS OPEN BARRIE

That staff in Access Barrie and Economic and Creative Development, in partnership with Tourism Barrie, assist Heritage Barrie with marketing for the Doors Open Barrie 2024 event.

This matter was recommended (Section "C") to General Committee for consideration of adoption at its meeting to be held on 5/29/2024.

9. ADJOURNMENT

The meeting adjourned at 6:58 p.m.

CHAIRMAN